

AN ORDINANCE approving, authorizing and directing the sale of a parcel of land owned by the City of Alexandria, Virginia, located on the north side of West Glebe Road between Four Mile Run and Valley Drive, in the City of Alexandria, Virginia.

WHEREAS, the City of Alexandria, Virginia, owns the land on the north side of West Glebe Road between Four Mile Run and Valley Drive, in the City of Alexandria, Virginia; and

WHEREAS, the Planning Commission of the City of Alexandria, Virginia, has approved the sale of the above-mentioned land; and

WHEREAS, the city manager has recommended the sale of said land to Pizza Hut, Inc. of Virginia for \$117,000.00; and

WHEREAS, the City Council of the City of Alexandria, Virginia, is of the opinion that the city no longer needs the property and it would be in the public interest to sell said property; and

WHEREAS, Pizza Hut, Inc. of Virginia wishes to buy said property at the price, terms and conditions recommended; therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow described parcel of real estate to Pizza Hut, Inc. of Virginia be and the same hereby is approved:

Beginning at the southeast corner of the land of Erwin Steinman located on the north side of West Glebe Road between Four Mile Run and Valley Drive, thence with the side of West Glebe Road North  $76^{\circ} 03' 44''$  West, 53.82 feet; thence 288.75 feet along the arc of a curve to the right having a radius of 304.98 feet and a chord bearing of North  $48^{\circ} 54' 51''$  West for 278.09 feet to the land retained for channel purposes, for Four Mile Run, by the City of Alexandria, Virginia; thence with the channel land South  $71^{\circ} 52' 29''$  East, 221.84 feet; thence South  $89^{\circ} 12' 15''$  East, 92.46 feet to the northwest corner of parcel 06.01-01-04, the land of the City of Alexandria, Virginia; thence with said parcel and then with Steinman South  $18^{\circ} 16' 54''$  West, 132.09 feet to the point of beginning and the parcel containing an area of 27,126 square feet of land.

Section 2. That the city manager be and he hereby is authorized and directed to sign a deed on behalf of the City of Alexandria, a municipal corporation of Virginia, and the City Council of Alexandria Virginia, conveying the above-described property to Pizza Hut, Inc. of Virginia.

Section 3. That said deed shall be a Special Warranty Deed subject to any easements, limitations, restrictions, rights-of-way, outlet roads or reservations that may exist, and recorded leases and deeds of trust.

Section 4. That all costs of conveyancing and settlement, including but not limited to examination of title, preparation of deed and other documents, stamps, notary fees and recording charges shall be paid by Pizza Hut, Inc. of Virginia.

Section 5. That the deed shall contain a clause granting a right-of-access to the Corps of Engineers contractors working on the Four Mile Run flood control project through December 31, 1981.

Section 6. That Pizza Hut, Inc. of Virginia must comply in full with the terms of sale and settle in full prior to July 1, 1978.

Section 7. That the existing building on the above-described property will be accepted as is on the date of settlement, the purchaser knowing that the city plans to make no changes in this condition.

Section 8. That the above-described land is subject to the City of Alexandria's access for maintenance of Four Mile Run in perpetuity.

Section 9. That the city clerk be and she hereby is authorized and directed to attest the execution of said deed of conveyance and affix thereon the official seal of the City of Alexandria, Virginia.

Section 10. That the city manager be and he hereby is authorized and directed to deliver said deed to Pizza Hut, Inc. of Virginia upon receipt of \$117,000.00 and compliance with the other provisions of this ordinance.

Section 11. That the city manager be and he hereby is authorized and directed on behalf of the City of Alexandria, a municipal corporation of Virginia, to do all other things necessary and desirable to carry out the sale approved, authorized and directed by this ordinance.

Section 12. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall

be deemed to be passed on the date of its final passage, but shall not be effective until the date a certified copy is recorded as deeds are recorded. Such recordation shall be indexed in the name of the City of Alexandria, but shall be done by the applicant, at his own expense.

FRANK E. MANN  
Mayor

FINAL PASSAGE: June 17, 1978